



County of Sonoma
State of California

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ON FILE IN THIS OFFICE

ATTEST: **AUG 02 2016**

VERONICA A. FERGUSON, Clerk/Secretary
BY *Wooden*
DEPUTY CLERK/ASST SECRETARY

Date: August 2, 2016

Item Number: 9
Resolution Number: 16-0283

ORD15-0003 Misti D. Harris

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, To Amend The General Plan Open Space Plan Maps To Designate Certain Parcels As Community Separators And Remove Certain Parcels To Correct Inconsistencies; Amend Certain Policies Of The General Plan To Strengthen Protections, Provide Internal Consistency, And Provide Clarity About Community Separators.

Whereas, the County of Sonoma adopted the Sonoma County General Plan 2020 (GP2020) on September 23, 2008, including an Open Space and Resource Conservation Element that set forth goals, objectives, and policies to identify and preserve Community Separators, rural open space lands that separate cities and other communities, contain urban development, and provide city and community identity by providing visual relief from continuous urbanization; and

Whereas, GP2020 requires that lands designated as Community Separators as set forth in the Open Space and Resource Conservation Element Maps be subject to General Plan policies and to design review regulations implemented through zoning; and

Whereas, GP2020 Open Space and Resource Conservation Element policies adopted to protect lands within Community Separators were identified as mitigating policies in the Environmental Impact Report (EIR) for GP2020 and, accordingly, Open Space and Resource Conservation Program 6 was adopted and requires considering potential additional lands for inclusion in Community Separators; and

Whereas, the Sonoma County Board of Supervisors approved the Community Separators work plan on December 15, 2015 and directed staff to engage in a robust public outreach process to consider possible additional lands for inclusion in Community Separators; and

Whereas, the Permit and Resource Management Department conducted public outreach through public workshops, City Council meeting presentations, interest group presentations, the project webpage, and direct communication with

individual members of the public; and

Whereas, the Permit and Resource Management Department has proposed General Plan Open Space and Resource Conservation map amendments to add certain parcels in Priority Greenbelts, north of Penngrove, and between Healdsburg and Cloverdale to Community Separators in accordance with Open Space and Resource Conservation Program 6, and General Plan text amendments to strengthen protections, provide internal consistency, and clarity; and

Whereas, the Permit and Resource Management Department has proposed General Plan Open Space and Resource Conservation map amendments to correct mapping inconsistencies by removing certain parcels from Community Separators that are located within the boundaries of Urban Service Areas, with additional lands being added to Community Separators consistent with the voter-approved ballot measures; and

Whereas, the Permit and Resource Management Department has proposed amendments to the Zoning Database to add the SR (Scenic Resources) combining district to parcels added to Community Separators and remove the SR (Scenic Resources) combining district to parcels removed from Community Separators to implement the General Plan map amendments; and

Whereas, in accordance with the provisions of law, the Planning Commission held a duly noticed public hearing on June 23, 2016 at which time all interested persons were given an opportunity to be heard and the Commission continued the hearing to a date certain to allow more analysis of proposed expansion areas; and

Whereas, in accordance with the provisions of law, the Planning Commission held a duly noticed public hearing on June 30, 2016 at which time all interested persons were given an opportunity to be heard and the Commission recommended approval of the General Plan map and text amendments and Zoning Database amendments; and

Whereas, in accordance with the provisions of law, the Board of Supervisors held a duly noticed public hearing on July 19, 2016 at which time all interested persons were given an opportunity to be heard; and

Whereas, the Board of Supervisors, having considered all materials, file information, all public and agency comments, and all reports from staff, and the General Plan map and text amendments and Zoning Database amendments, does make the following findings:

1. The proposed amendments are consistent with the County's General Plan in that they implement Open Space and Resource and Conservation

Implementation Program 6. The proposed changes to General Plan Open Space Maps and related text further the General Plan's goals, objectives, and policies which provide for the expanded Community Separator areas as set forth in the Open Space and Resource Conservation Element. The project is also consistent with the County's Area and Specific Plans in that the proposed expansion areas do not change land use.

2. The proposed amendments to remove parcels from Community Separators are consistent with the voter-approved ballot measures, commonly called Measure D, because additional lands are being added with no net loss in area. The 114 parcels proposed for removal were erroneously designated Community Separator given their locations within Urban Service Areas. As part of this planning initiative, 1,479 parcels are being added to Community Separators, clearly exceeding the parcels to be removed.

3. The Program Environmental Impact Report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated and proposed mitigation for potential environmental impacts of General Plan policies. Potential impacts of Community Separator protection measures were analyzed in the Visual Resources and Cumulative Impacts sections of the EIR. The EIR found that potential visual impacts to lands within Community Separators is less than significant because the General Plan policies and programs provide adequate mitigation. The General Plan text and map amendments to expand Community Separators would not reduce or eliminate any existing standards or policies in the General Plan or Area Plans.

The ballot measure and General Plan text and map amendments to expand Community Separators would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. Because no land use changes are proposed, the proposed Project is within the scope of the General Plan covered by the Program EIR, and would not have effects that were not examined in the Program EIR. As a result, pursuant to CEQA Guidelines Section 15168(c)(2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at <http://www.sonoma-county.org/prmd/gp2020/gp2020eir/index.htm>.

4. The proposed rezoning to add the SR (Scenic Resources) combining zone to designated parcels is consistent with the General Plan policies related to Community Separators. The rezoning would not affect allowable densities of lands, nor the underlying uses in the base zone.

Now, Therefore, Be It Resolved that the Board of Supervisors calls for an election, amends the General Plan maps and text, and adopts an ordinance amending the Zoning Database as follows:

- a. Amend the General Plan Open Space and Resource Conservation maps to add certain parcels to Community Separators and remove certain parcels to correct inconsistencies, as shown in Exhibit A; and
- b. Amend the General Plan Open Space and Resource Conservation Element text to strengthen protections, provide internal consistency, and provide clarity as shown in Exhibit B; and
- c. Amend the General Plan Land Use Element text to provide internal consistency and clarity as shown in Exhibit C; and
- d. Amend the General Plan Agricultural Resources Element text to provide internal consistency as shown in Exhibit D; and
- e. Amend the General Plan Circulation and Transit Element text to provide clarity as shown in Exhibit E; and
- f. Amend the General Plan Public Facilities and Services Element text to provide internal consistency as shown in Exhibit F; and
- g. Amend the General Plan Glossary text to provide clarity as shown in Exhibit G.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

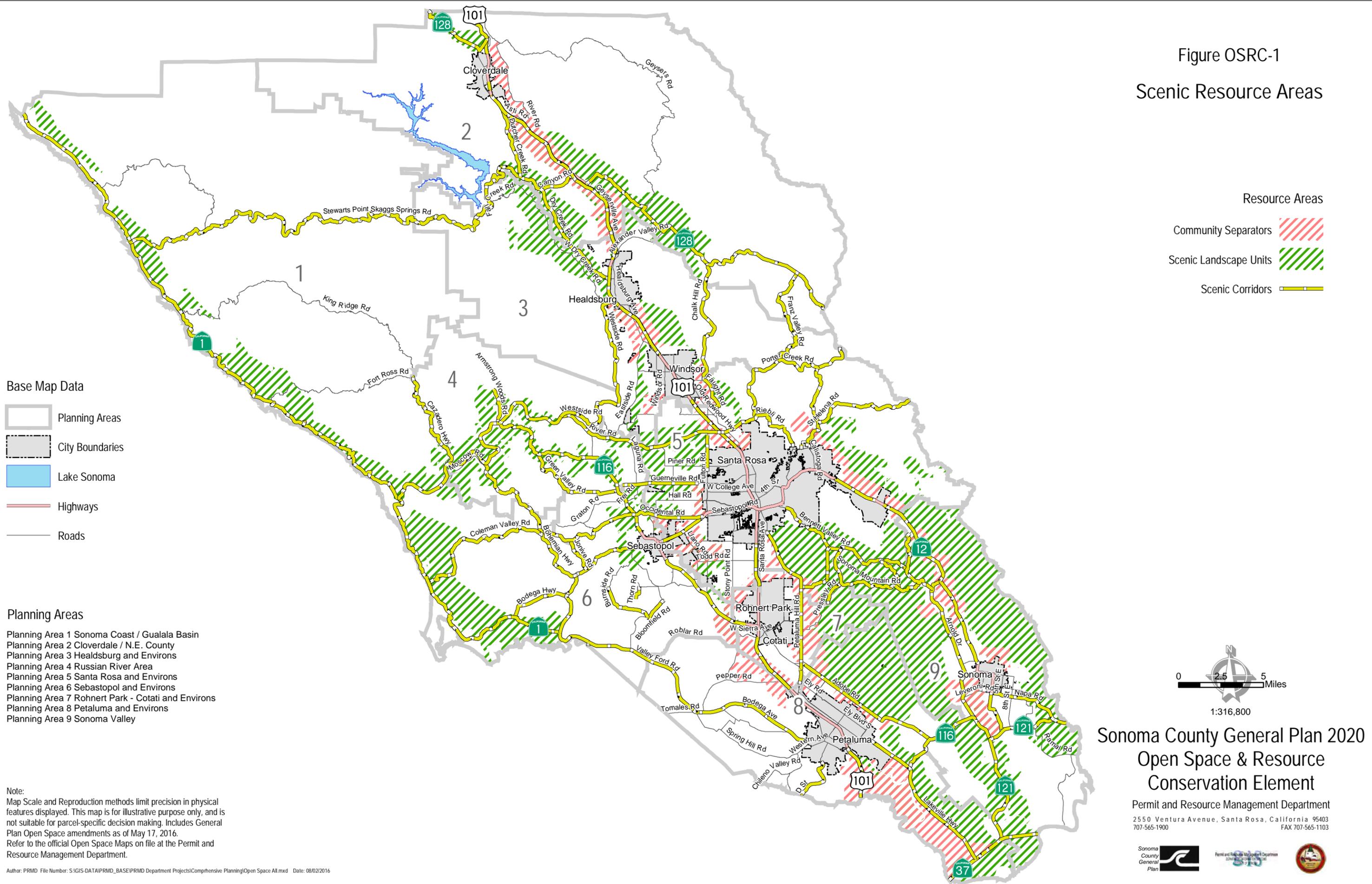
Supervisors:

Gorin: Aye	Rabbitt: Aye	Zane: Aye	Gore: Aye	Carrillo: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

So Ordered.

EXHIBIT A – General Plan Open Space Map Amendments

Figure OSRC-1
Scenic Resource Areas



Base Map Data

- Planning Areas
- City Boundaries
- Lake Sonoma
- Highways
- Roads

Planning Areas

- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

Note:
Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. Includes General Plan Open Space amendments as of May 17, 2016. Refer to the official Open Space Maps on file at the Permit and Resource Management Department.

0 2.5 5 Miles
1:316,800

**Sonoma County General Plan 2020
Open Space & Resource
Conservation Element**

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

Figure OSRC-5a
Open Space Map
Sonoma Coast / Gualala Basin

Base Map Data

-  Assessor Parcels
-  Highways
-  Roads

Planning Areas



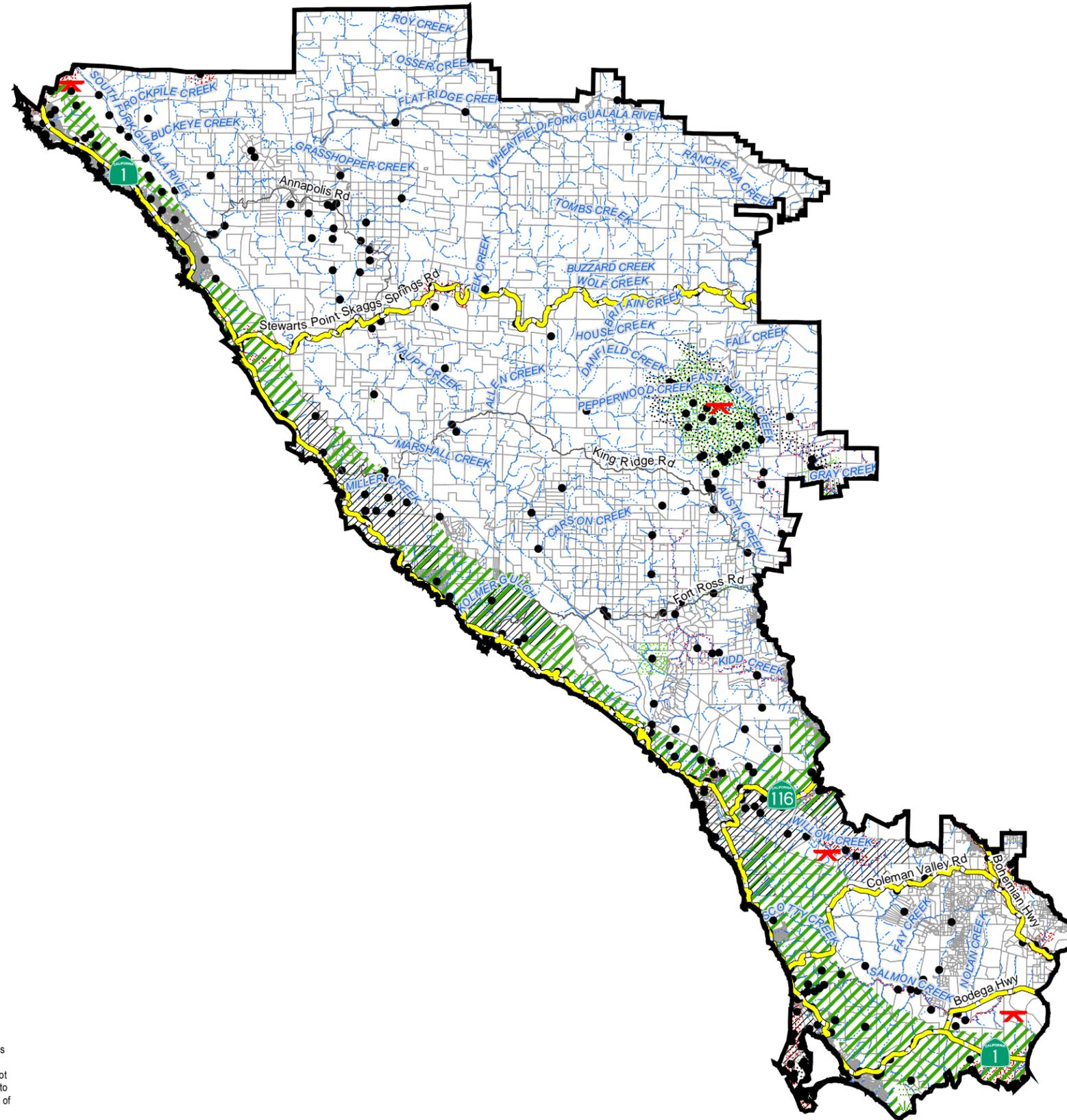
Not to Scale

- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
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Author: PRMD File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Open Space Area 1 B Size.mxd Date: 08/02/2016



Outdoor Recreation Areas

- Future Parks 
- Existing Parks 

Scenic Resources

- Scenic Landscape Units 
- Scenic Corridors 

Biotic Resources

- Riparian Corridors
- Designated Streams 

Biotic Habitat Areas

- Marshes and Wetlands 
- Sensitive Natural Communities 
- Special Status Species Habitat
- Occurrences of Special Status Species 
- Animal 
- Plant 



0 4 8 Miles

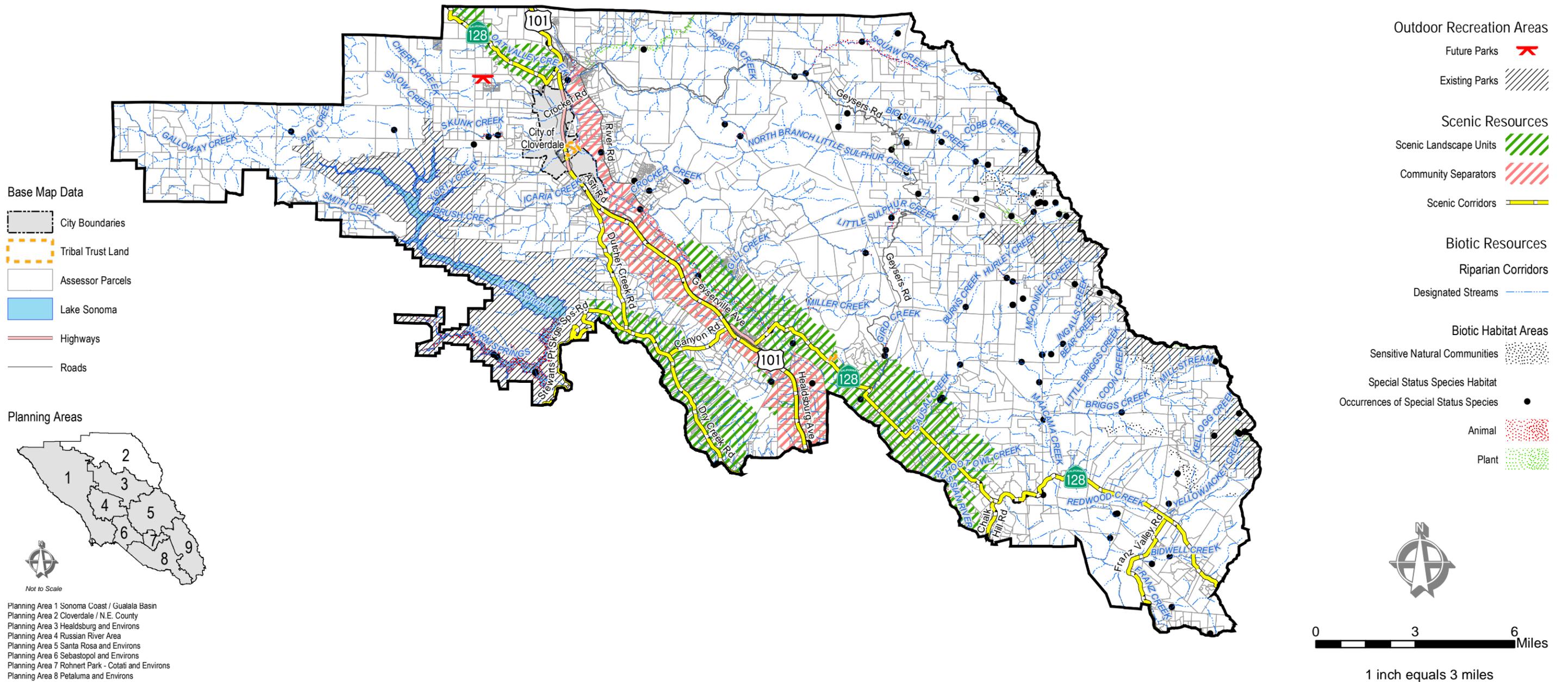
1 inch equals 4 miles

Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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Figure OSRC-5b
Open Space Map
Cloverdale / N.E. County



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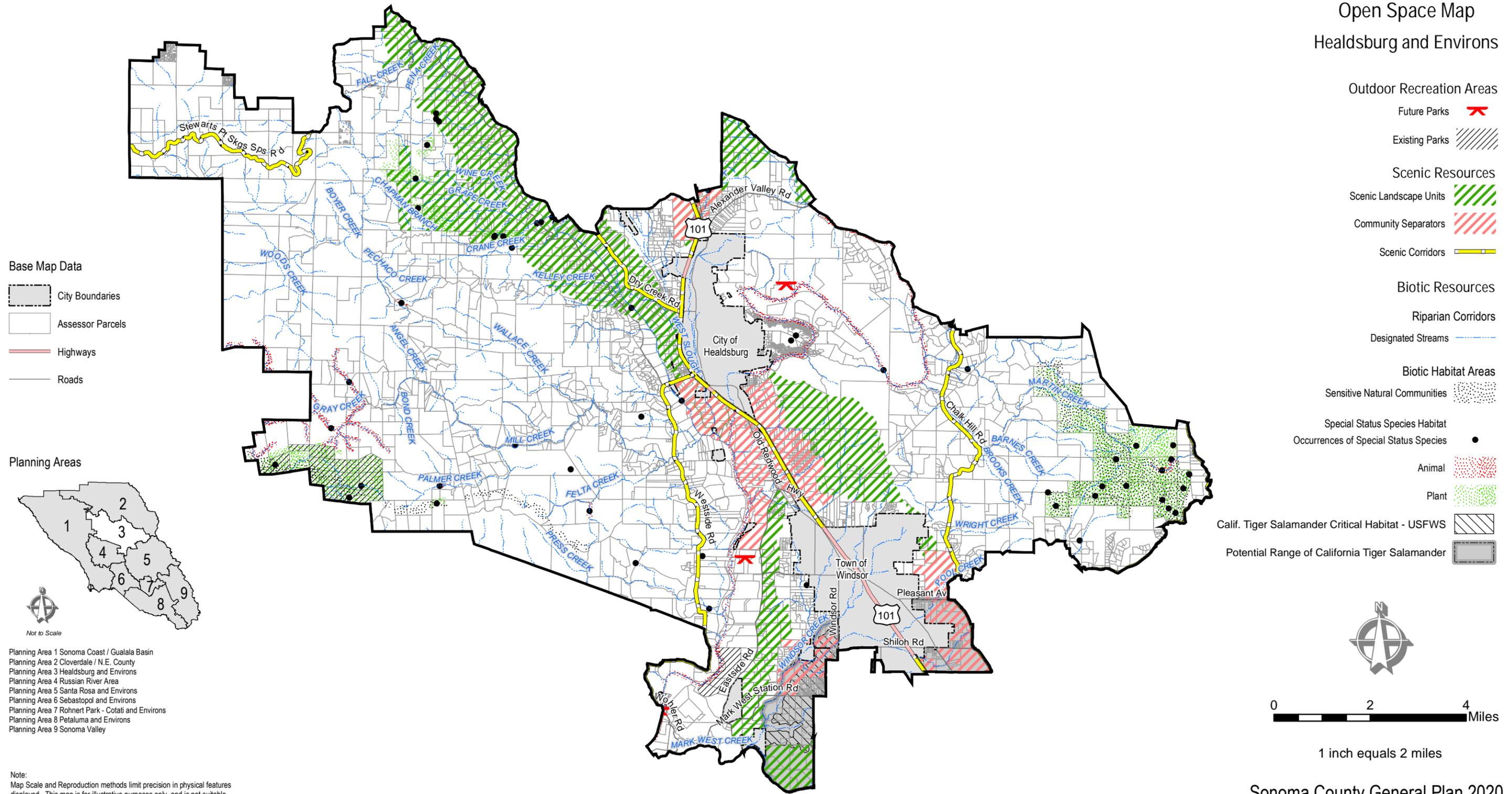
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Open Space & Resource Conservation Element

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Figure OSRC-5c
Open Space Map
Healdsburg and Environs



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1 inch equals 2 miles

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Open Space & Resource Conservation Element

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Figure OSRC-5d
Open Space Map
Russian River Area

Base Map Data

-  Assessor Parcels
-  Highways
-  Roads

Planning Areas

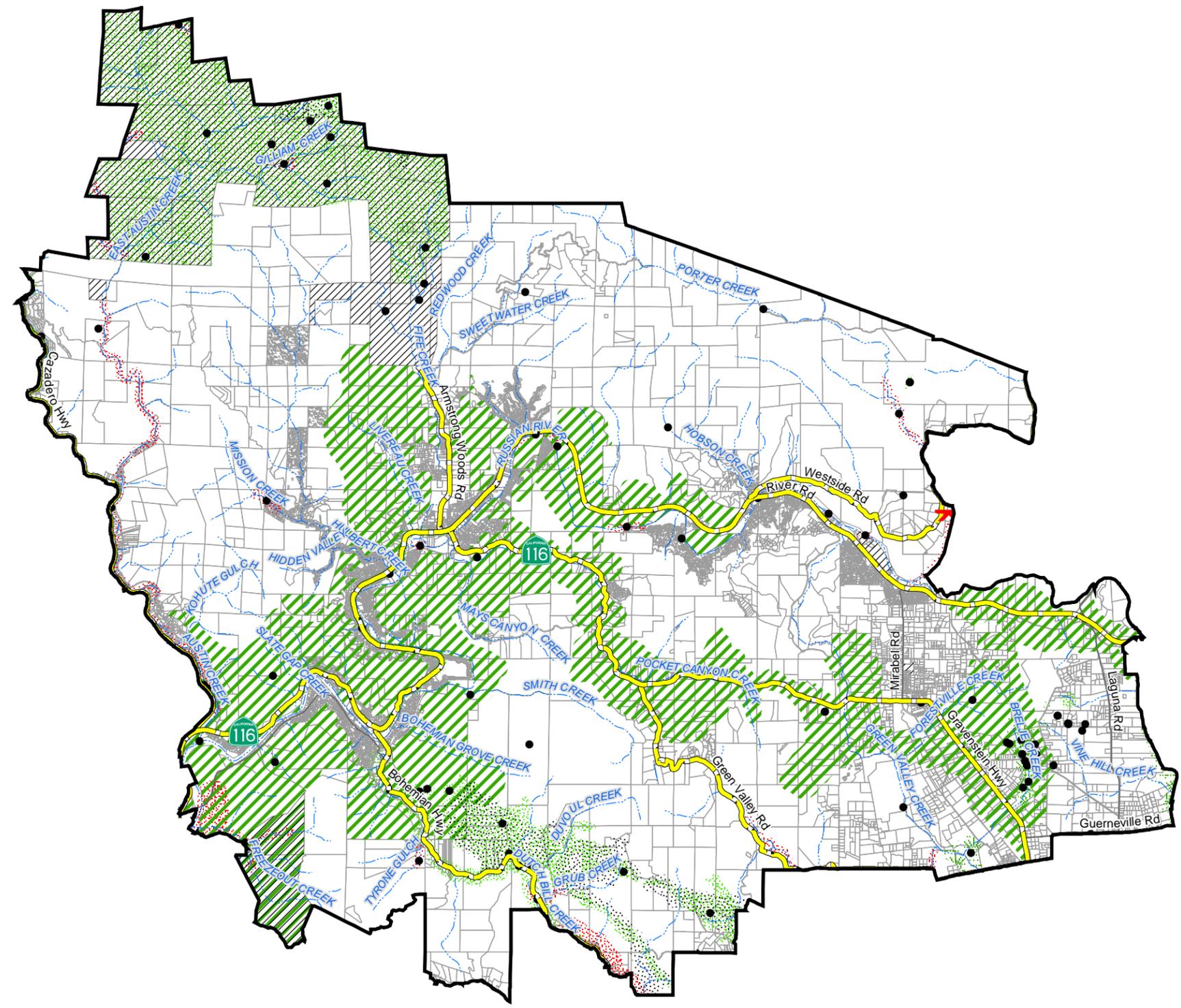


- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

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Outdoor Recreation Areas

- Future Parks 
- Existing Parks 

Scenic Resources

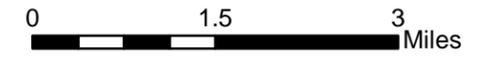
- Scenic Landscape Units 
- Scenic Corridors 

Biotic Resources

- Riparian Corridors
- Designated Streams 

Biotic Habitat Areas

- Marshes and Wetlands 
- Sensitive Natural Communities 
- Special Status Species Habitat Occurrences of Special Status Species
- Animal 
- Plant 



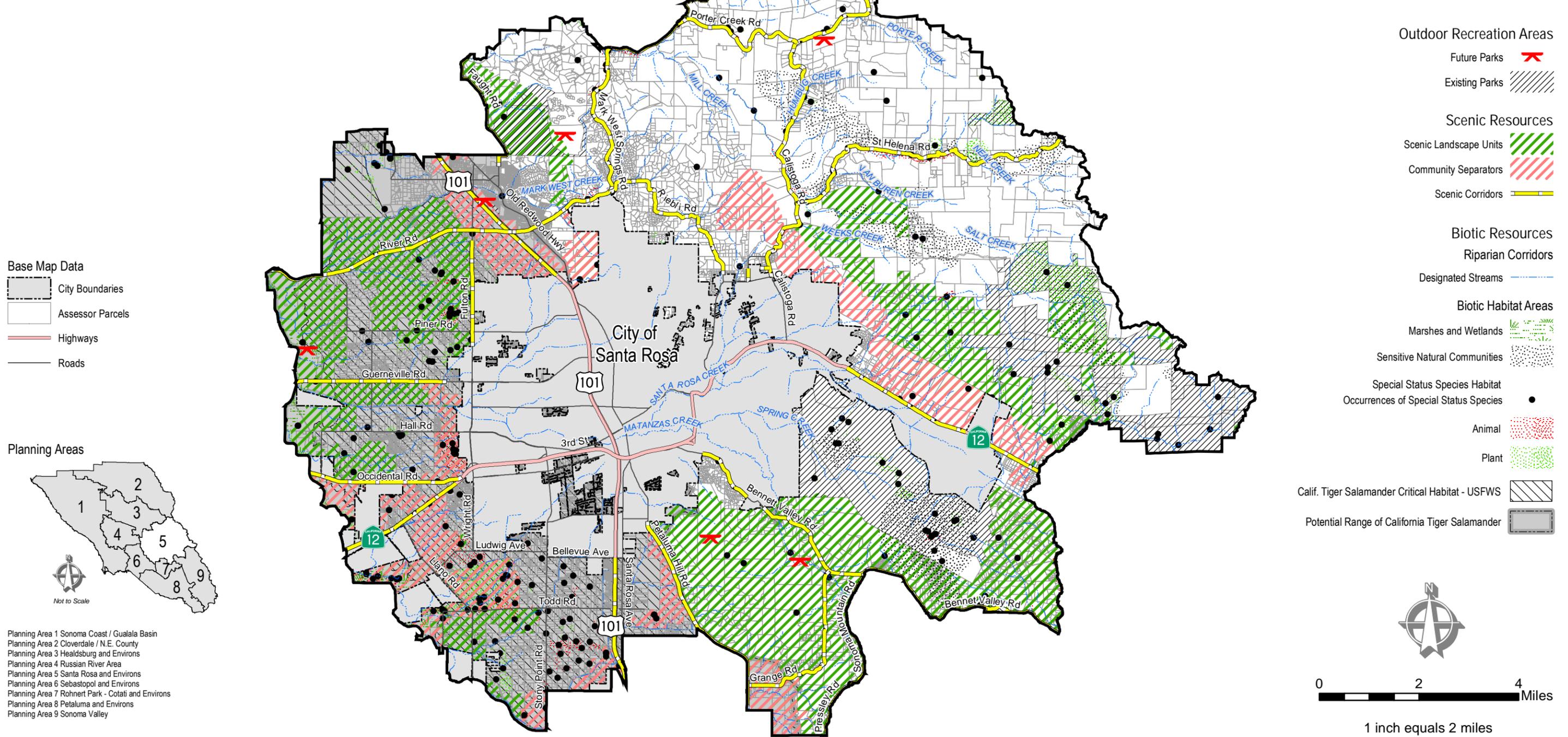
1 inch equals 1.5 miles

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Open Space & Resource Conservation Element

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Figure OSRC-5e
Open Space Map
Santa Rosa and Environs



Planning Area 1 Sonoma Coast / Gualala Basin
 Planning Area 2 Cloverdale / N.E. County
 Planning Area 3 Healdsburg and Environs
 Planning Area 4 Russian River Area
 Planning Area 5 Santa Rosa and Environs
 Planning Area 6 Sebastopol and Environs
 Planning Area 7 Rohnert Park - Cotati and Environs
 Planning Area 8 Petaluma and Environs
 Planning Area 9 Sonoma Valley

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Open Space & Resource Conservation Element

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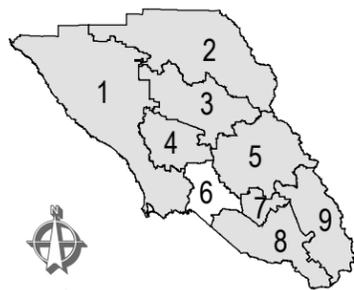


Figure OSRC-5f
 Open Space Map
 Sebastopol and Environs

Base Map Data

-  City Boundaries
-  Assessor Parcels
-  Highways
-  Roads

Planning Areas



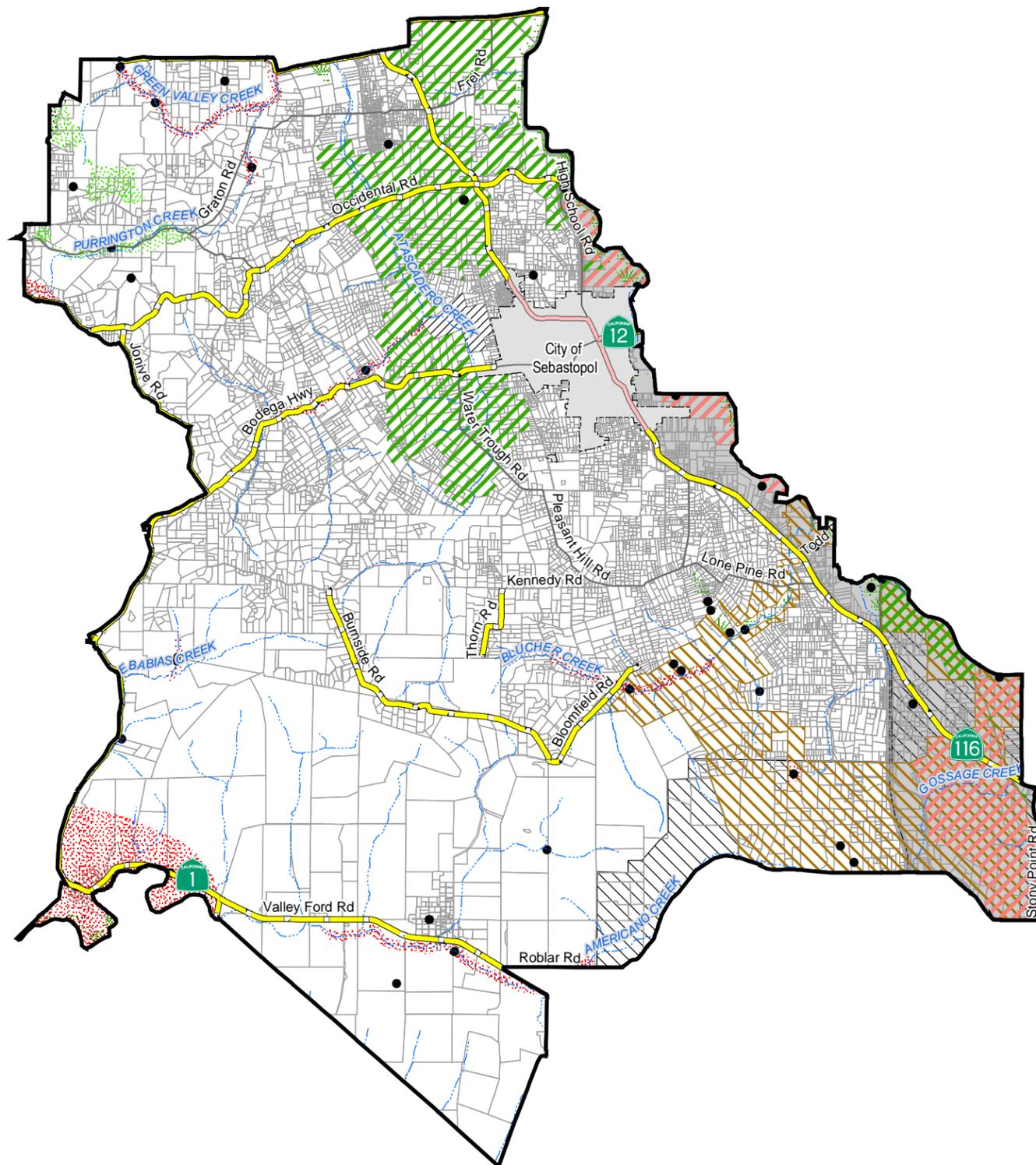
Not to Scale

- Planning Area 1 Sonoma Coast / Gualala Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
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Outdoor Recreation Areas

- Future Parks 
- Existing Parks 

Scenic Resources

- Scenic Landscape Units 
- Community Separators 
- Scenic Corridors 

Biotic Resources

- Riparian Corridors 
- Designated Streams 

Biotic Habitat Areas

- Marshes and Wetlands 
- Sensitive Natural Communities 
- Habitat Connectivity Corridors 

Special Status Species Habitat Occurrences of Special Status Species

- Animal 
- Plant 

Calif. Tiger Salamander Critical Habitat - USFWS 

Potential Range of California Tiger Salamander 



0 1.5 3 Miles

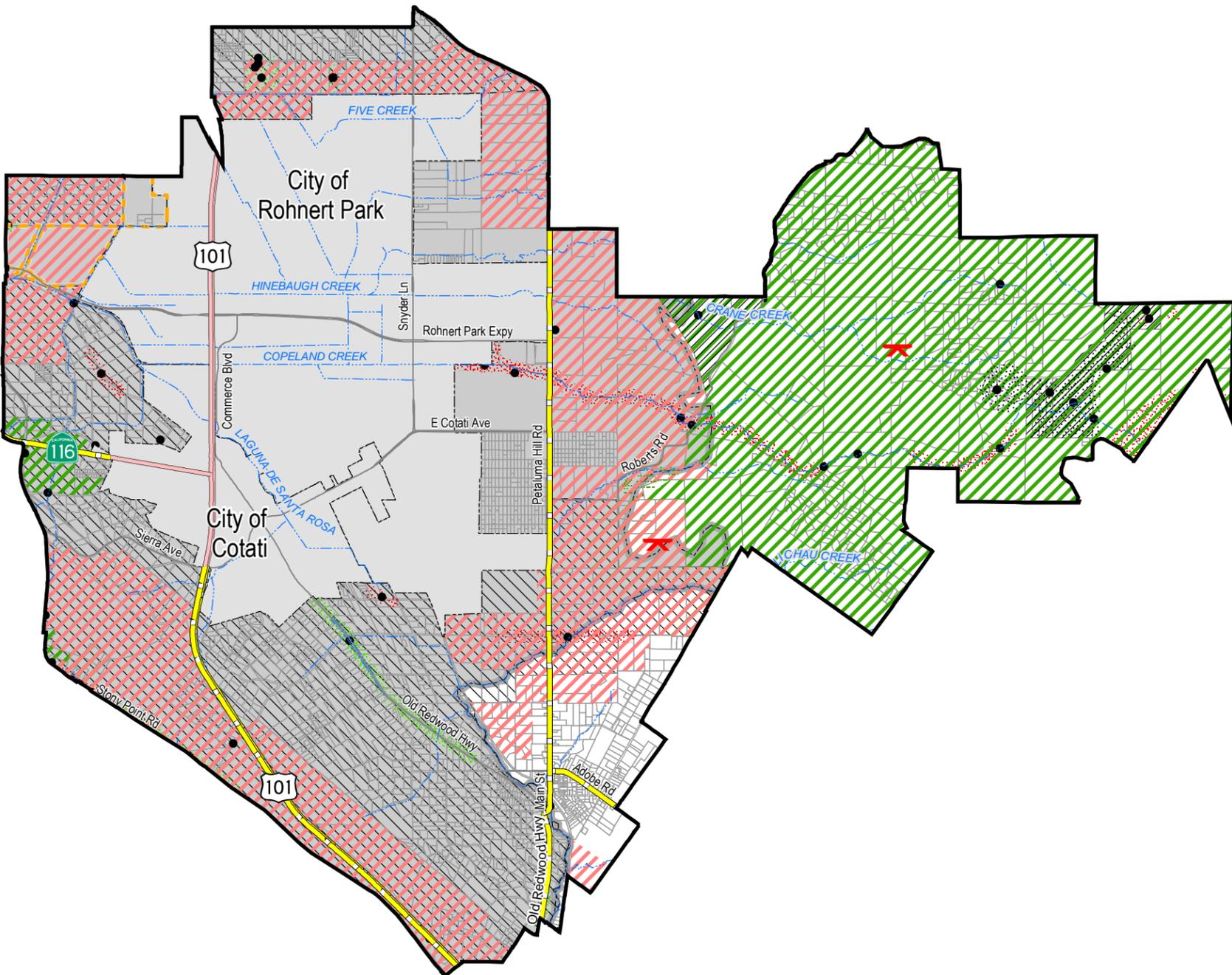
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 Open Space & Resource Conservation Element

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Figure OSRC-5g
 Open Space Map
 Rohnert Park - Cotati and Environs



- Base Map Data**
- City Boundaries
 - Tribal Trust Land
 - Assessor Parcels
 - Highways
 - Roads



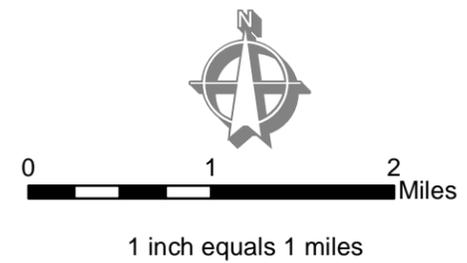
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- Planning Area 2 Cloverdale / N.E. County
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- Planning Area 4 Russian River Area
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- Outdoor Recreation Areas**
 - Future Parks
 - Existing Parks
- Scenic Resources**
 - Scenic Landscape Units
 - Community Separators
 - Scenic Corridors
- Biotic Resources**
 - Riparian Corridors
 - Designated Streams
- Biotic Habitat Areas**
 - Marshes and Wetlands
 - Sensitive Natural Communities
 - Special Status Species Habitat
 - Occurrences of Special Status Species
 - Animal
 - Plant
 - Calif. Tiger Salamander Critical Habitat - USFWS
 - Potential Range of California Tiger Salamander

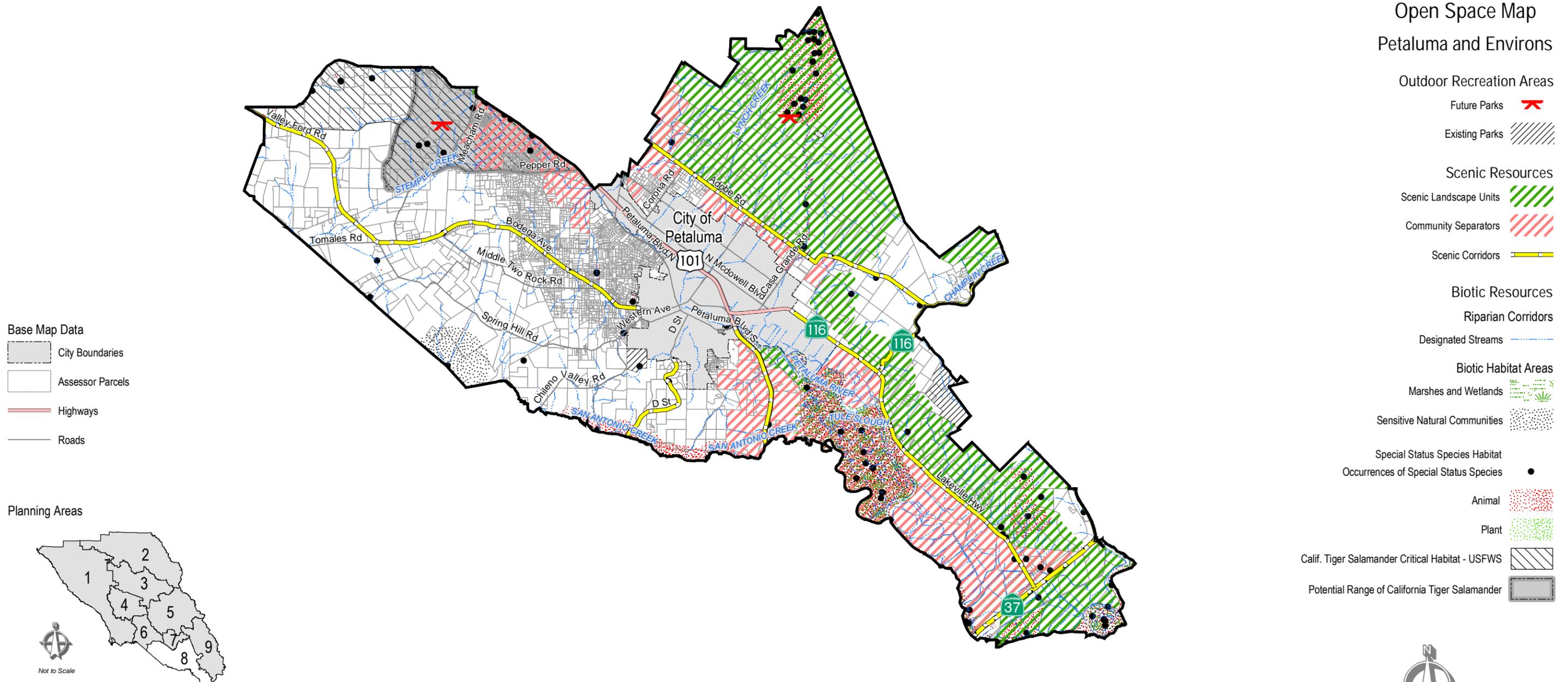


Sonoma County General Plan 2020
 Open Space & Resource Conservation Element

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Figure OSRC-5h
Open Space Map
Petaluma and Environs



- Base Map Data**
- City Boundaries
 - Assessor Parcels
 - Highways
 - Roads



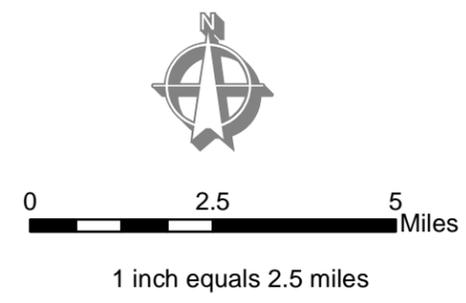
Planning Area 1 Sonoma Coast / Gualala Basin
 Planning Area 2 Cloverdale / N.E. County
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- Outdoor Recreation Areas**
 - Future Parks
 - Existing Parks
- Scenic Resources**
 - Scenic Landscape Units
 - Community Separators
 - Scenic Corridors
- Biotic Resources**
 - Riparian Corridors**
 - Designated Streams
 - Biotic Habitat Areas**
 - Marshes and Wetlands
 - Sensitive Natural Communities
 - Special Status Species Habitat Occurrences of Special Status Species
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 - Calif. Tiger Salamander Critical Habitat - USFWS
 - Potential Range of California Tiger Salamander



Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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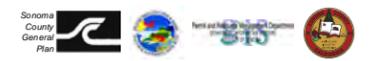
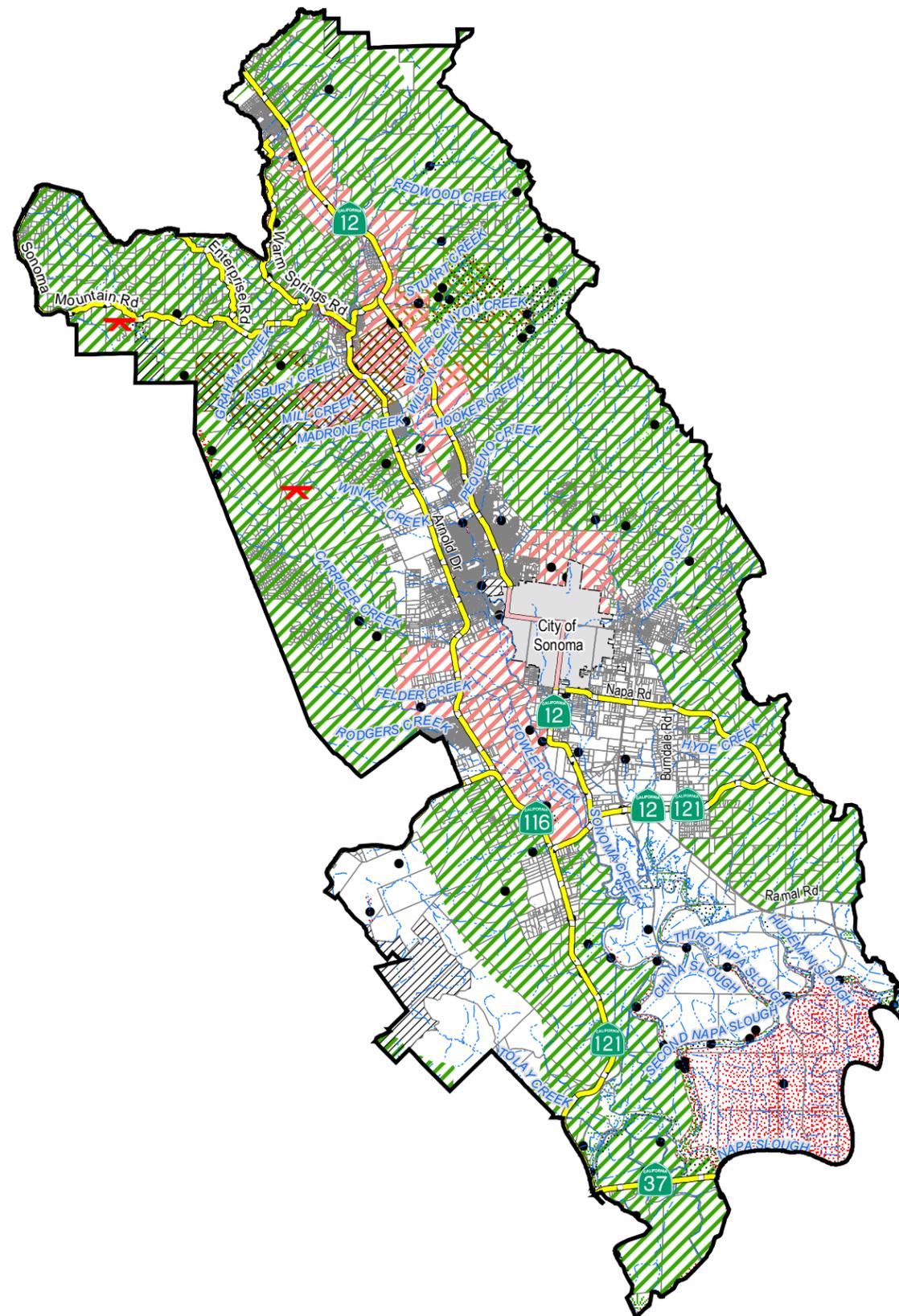


Figure OSRC-5i
Open Space Map
Sonoma Valley



- Base Map Data**
- City Boundaries
 - Assessor Parcels
 - Highways
 - Roads



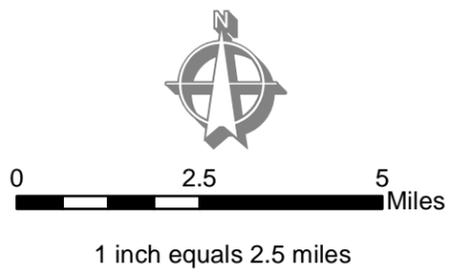
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- Future Parks
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- Scenic Resources**
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- Riparian Corridors
 - Designated Streams
- Biotic Habitat Areas**
- Marshes and Wetlands
 - Sensitive Natural Communities
 - Habitat Connectivity Corridors
- Special Status Species Habitat**
- Occurrences of Special Status Species
 - Animal
 - Plant



Sonoma County General Plan 2020
Open Space & Resource Conservation Element

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EXHIBIT B – General Plan Open Space and Resource Conservation Element Text Amendments

2.1 POLICY FOR COMMUNITY SEPARATORS A characteristic which *that* distinguishes Sonoma County from many parts of the San Francisco Bay Area is the continued existence of separate, identifiable cities and communities. Some land areas need to remain open or retain a rural character in order to avoid corridor-style urbanization. Community Separators are **rural open space and agricultural and resource lands** that function as rural open space to separate cities and other communities, ~~to contain urban development,~~ **prevent sprawl, protect natural resources,** and to provide city and community identity by providing visual relief from continuous urbanization. Community Separators enhance the identities of individual cities and communities. As Community Separators are rural areas that have open space characteristics, many of these areas are also scenic. The lands within Community Separators are frequently subject to pressure for development because they are close to developed areas and major roads. **The Community Separator designation does not affect underlying land use designations or allowable land uses.**

Lands within Community Separators generally meet the following designation criteria:

- (1) **Lands shall be located outside an Urban Service Area designated in the General Plan.**
- (2) **Lands shall have a General Plan land use designation of Timber Production, Resources and Rural Development, Land Intensive Agriculture, Land Extensive Agriculture, Diverse Agriculture, Rural Residential, or Agricultural Residential,**
- (3) **Lands should logically separate cities or unincorporated communities or extend or complete an existing Community Separator to provide continuity.**

~~The following eight areas have been designated as Community Separators:~~ **Community Separators are designated on the Open Space and Resource Conservation Maps in this Element and briefly described below.**

~~Petaluma/Novato~~ Approximately 2755 acres **These lands** are designated to retain open space between Petaluma and the Marin County line. Dominant features include rolling hills with trees and farms located along the valley floor. Additional commercial development would detract from this rural atmosphere. ~~This Community Separator is bounded on the north by the Petaluma Urban Service Boundary, on the east by NWPRR rail right-of-way, on the south by the Sonoma/Marin County line, and on the west by the hills south of Petaluma.~~

~~Petaluma/Rohnert Park-Cotati~~ This Community Separator between Petaluma, Penngrove and Rohnert Park/Cotati includes Liberty Valley, one of the outstanding views in the County. **A substantial amount of land lies within a natural groundwater recharge area in the Petaluma Valley groundwater basin.** ~~Development on existing rural residential lots would be intrusive unless properly sited and screened. About 3360 acres have been designated within this separator.~~

Rohnert Park/Santa Rosa ~~Approximately 1650 acres between Rohnert Park and Santa Rosa are designated in order to retain an open space break between these cities. Large parcels along Stony Point Road and Petaluma Hill Road create relief from the urban area and provide views of fields and hills. Rural development now limits the visual separation, but urban development along this corridor would block views of the mountains and create a more intense urban form.~~ ***Most of this land lies within the Santa Rosa Plain groundwater basin and contains important farmlands.*** ~~Planting around any new structures would help maintain the rural character.~~

Santa Rosa/Sebastopol While some "strip development" exists along the Highway 12 corridor between Santa Rosa and Sebastopol, scenic views of the Laguna de Santa Rosa, oak studded pastures and Mt. St. Helena are available. ~~Approximately 1400 acres are designated to maintain the visual separation between these cities. Retention of the existing oak woodlands and riparian vegetation is critical to the scenic value of this area.~~ ***Most of this land lies within the Santa Rosa Plain groundwater basin.***

Windsor/Larkfield/Santa Rosa ~~This 2000 acre separator provides an open space break along the Highway 101 and Old Redwood Highway corridors between Santa Rosa, Larkfield-Wikiup, and Windsor. Significant views are available to the west across fields and vineyards to the Mendocino Highlands and to the east over the Mark West Springs Hills to Mt. St. Helena.~~ ***Most of this land lies within the Santa Rosa Valley groundwater basin and contains important farmlands.*** ~~Development in the area may significantly reduce rural quality.~~

Windsor/Healdsburg ~~Approximately 1200 acres along the Highway 101 corridor would be retained as open space to prevent Windsor and Healdsburg from merging.~~ ***These lands are characterized by permanent crops that take advantage of the prime soils and Santa Rosa Plain groundwater basin.*** ~~Screening of future development in the rolling hills to the east of the freeway would maintain scenic quality in this area.~~

Healdsburg/Geyserville/Cloverdale ***These lands are characterized by expansive views of the Alexander Valley and hills to the east and west, interrupted only by the small unincorporated community of Geyserville. Most of this area is located within the Alexander Valley groundwater basin and planted in vineyard.***

Northeast Santa Rosa ~~This 3300 acre separator extends along Highway 12 near the Oakmont community and follows the ridgeline above Rincon Valley northwest of Calistoga Road. Included in this area are scattered rural residential development and open oak woodlands. Urban encroachment in the hillside areas and valley floor would detract from the visual quality.~~ ***The valley floor lies within the Kenwood Valley groundwater sub-basin and contains important farmlands.***

Glen Ellen/Agua Caliente ~~Approximately 1400 acres between Glen Ellen and Agua Caliente/Boyes Hot Springs are designated to separate these urban areas. Highway 12, extending through the Valley of the Moon, provides expansive views of the Sonoma-Napa mountains and vineyard covered hillsides. Intense development along the valley floor and mountainsides would lessen the scenic quality in this area.~~

GOAL OSRC-1: Preserve the visual identities of communities by maintaining open space areas between cities and communities.

Objective OSRC-1.1: Preserve important open space areas in the Community Separators shown on Figures OSRC-5a through OSRC-5i of the Open Space and Resource Conservation Element.

Objective OSRC-1.2: Retain a rural character and promote low intensities of development in Community Separators. ***Avoid their inclusion in City Urban Growth Boundaries or Spheres of Influence. Avoid their inclusion within Urban Service Areas for unincorporated communities.*** ~~Avoid their annexation or inclusion in spheres of influence for sewer and water service providers.~~

Objective OSRC-1.3: ~~Provide opportunities for consideration of additional development in Community Separators in exchange for permanent open space preservation and other overriding, substantial additional public benefits.~~ ***Preserve existing groundwater recharge and stormwater detention areas within Community Separators.***

Objective OSRC-1.4: Preserve existing specimen trees and tree stands within Community Separators.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy OSRC-1a: Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as well as the open space, separation and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the land use map.*

Policy OSRC-1b: Avoid commercial or industrial uses in Community Separators other than those that are permitted by the agricultural or resource land use categories.*

Policy OSRC-1c: *Require development within Community Separators to be clustered and limited in scale and intensity.*

~~Notwithstanding conflicting policies or standards, the Board of Supervisors may, through a development agreement, General Plan amendment, or other appropriate mechanism, allow additional or varied development within Community Separators on a case by case basis if, at a minimum, the following criteria are met:~~

- ~~(1) Permanent open space preservation is provided through open space grants to the County and/or third party land trust.~~
- ~~(2) Development is clustered, concentrated or located to maintain the visual quality of the Community Separator.~~

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~~(3) In addition to providing permanent open space preservation, the development is a public project or a private project which includes other substantial additional public benefits that outweigh the impacts of placing such development within the Community Separator.~~

~~(4) The development is accompanied by a visual analysis that demonstrates that the development either is not detrimental to or, in fact, enhances the visual quality of the Community Separator as a whole.~~

~~(5) Adequate additional public services and infrastructure are available to serve the development.~~

~~(6) The development is compatible with surrounding properties, especially those used for agricultural pursuits.~~

~~(7) Where open space grants are offered by way of easement as opposed to fee title, the development proposal includes a landscaping and maintenance plan that retains or enhances the visual integrity of the permanent open space.~~

~~In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:~~

~~(1) Aggregation of parcels within the Community Separator to achieve a project design that enhances the separator as a whole.~~

~~(2) Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.~~

~~(3) Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.~~

~~Nothing set forth in this policy shall require the Board of Supervisors to allow this additional development in Community Separators. Any development proposed pursuant to this policy may be allowed after public hearing if the Board, in its sole discretion, determines that the proposed public or private project provides a substantial public benefit and is otherwise consistent with the General Plan and the criteria set forth above.*~~

Policy OSRC-1d: Consider amendments for outdoor recreational or other uses with a low intensity of structures only in those Community Separators along the Highway 101 Corridor **and only where the amendment conforms to the provisions of the voter-approved Community Separators Protection Ordinance.***

Policy OSRC-1e: Apply the Scenic Resources combining district consistent with this Element to all lands located within a Community Separator.*

Policy OSRC-1f: Unless there are existing design guidelines that have been adopted for the affected area, require that new structures within Community Separators meet the following criteria:

(1) Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads.

(2) Minimize cuts and fills on hills and ridges.

(3) Minimize the removal of trees and other mature vegetation; avoid removal of specimen trees, tree groupings, and windbreaks.

(4) Where existing topography and vegetation would not screen structures from view from public roads, install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to substantially screen structures from view. Screening with native, fire retardant plants may be required.

(5) Design structures to use building materials and color schemes that blend with the natural landscape and vegetation.

(6) To the extent feasible, cluster structures on each parcel within existing built areas, and near existing natural features such as tree groupings.

(7) Utilities are underground where economically practical.

(8) On hills and ridges, avoid structures that project above the silhouette of the hill or ridge against the sky as viewed from public roads, and substantially screen driveways from view where practical.

(9) Minimize impervious surfaces and encourage groundwater recharge with effective design features and materials that allow stormwater infiltration and detention.

This policy does not apply to farmworker housing or ~~Exempt~~ agricultural accessory structures, ***such as barns,*** proposed on parcels in the Diverse Agriculture, Land Extensive Agriculture, Land Intensive Agriculture, and Resources and Rural Development land use categories, and on parcels in the Rural Residential land use category with Agriculture and Residential (AR) Zoning, ~~from this policy~~ if their use does not require a use permit in the ~~Development~~ **Zoning** Code. If compliance with these standards would make a parcel unbuildable, site structures where minimum visual impacts would result.

Exempt telecommunication facilities if they meet the siting and design criteria of the Scenic Resources (SR) Zoning District.*

Policy OSRC-1g: Use the following standards in addition to those of Policy OSRC-1f for subdivisions in Community Separators:

(1) Establish building envelopes for structures and consider use of height limitations if necessary to further mitigate visual impacts.

(2) Use clustering to reduce visual impact where consistent with the Land Use Element.

(3) Locate building sites and roadways to preserve significant existing tree stands and significant oak trees.

(4) To the extent allowed by law, require dedication of a permanent scenic or agricultural easement at the time of subdivision.*

Policy OSRC-1h: Place ~~a new~~ **measures** on the ballot **as needed** to extend **funding of** the Sonoma County Agricultural Preservation and Open Space District ~~for another twenty years~~ for the continuing purpose of acquiring and administering open space lands, ~~including an appropriate method of financing.~~*

Policy OSRC-1i: Consider voluntary transfer of development rights (TDR) and purchase of development rights (PDR) programs and make Community Separators eligible with owner consent.*

Policy OSRC-1j: No lands within a Community Separator should be included in a City's Urban Growth Boundary or Sphere of Influence, in an Urban Service Area for an

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unincorporated community, or annexed to a city unless the lands are first removed from the Community Separator.

~~**Policy OSRC-1j:** Until the expiration of Ordinance No. 5003R (2016), require that revisions of or amendments to the boundaries or land use designations and densities of the Petaluma/Novato, Petaluma/Rohnert Park, Rohnert Park/Santa Rosa, Santa Rosa/Sebastopol, Windsor/Larkfield/Santa Rosa, Windsor/Healdsburg, and Northeast Santa Rosa Community Separators comply with the provisions of that ordinance.~~

Open Space and Resource Conservation Program 6: Expansion of Community Separator Lands Program Description: ~~Develop and implement a public involvement program to **Periodically** identify and consider designation of additional lands around each community cities and unincorporated communities in the County as Community Separator. **Consider designation of additional lands including a review of the allowable densities between Cotati and Penngrove. In cooperation with the City of Rohnert Park's effort to update its Urban Growth Boundary, review the Urban Service Area and Community Separator designations west of Petaluma Hill Road and the lands south of Valley House Drive. Review and consider designating the area located south of the Urban Service Areas in Sonoma and Highway 121.** Include broad community and landowner participation in identifying potential lands and provide timely notification to all owners of property proposed for designation. The highest priority for this program would be some of the Priority Greenbelts designated in the Sonoma County Agricultural Preservation and Open Space District's Acquisition Plan that are generally located close to urban boundaries, lands between the Cities of Rohnert Park and Cotati and the Penngrove community, and lands between the Cities of Healdsburg and Cloverdale. The possible designation of lands near Cloverdale would be accomplished in cooperation with that City's effort to establish a voter approved Urban Growth Boundary (Policy reference: NA).~~

EXHIBIT C – General Plan Land Use Element Text Amendments

Policy LU-1r: ~~Recognizing the County's General Plan and zoning are not applicable on tribal trust lands, Encourage tribes to develop land uses of tribal lands that are consistent with the County General Plan~~ **consult with the County on a government to government basis to develop mutually compatible land uses, considering both County and tribal General Plans, with particular focus on areas of joint interest and boundaries.**

GOAL LU-5: Identify important open space areas between and around the county's cities and communities. Maintain them in a largely open or natural character with low intensities of development.

Objective LU-5.1: Retain low intensities of use in Community Separators between and around cities and communities as designated in the Open Space and Resource Conservation Element.

Objective LU-5.2: Encourage formation of programs to preserve the visual and scenic character of Community Separators.

The following policies, in addition to those in the Open Space and Resource Conservation Element, shall be used to achieve these objectives:

Policy LU-5a: The County shall neither approve extension of ~~urban sewer~~ **sewer** services into any Community Separator nor approve connection of any lot in a Community Separator to existing ~~urban sewer~~ **sewer** services except as allowed by the policies of the Public Facilities and Services Element.

Policy LU-5b: Avoid commercial and industrial land uses in Community Separators ~~except as may be authorized by Policy OSRC-1c.~~ Allow the full range of uses allowed in the agricultural and resource categories.*

Policy LU-5c: Consider amendments for outdoor recreational or other uses with a low intensity of structures only in those Community Separators along the 101 Corridor and only where the amendment conforms to the provisions of ~~the voter-approved ordinances (ballot measures) protecting Community Separators~~ **Community Separators Protection Ordinance.**

Policy LU-5d: Decisions regarding the extent of land area or the use of property designated as Community Separator shall conform to ~~any applicable~~ **the voter-approved ordinances (ballot measures) Community Separators Protection Ordinance.**

Policy LU-5e: Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as well as the open space, separation, and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the Land Use Map.*

Policy LU-5f: Notwithstanding the density shown on the Land Use Map, a two lot subdivision of land is deemed consistent with the land use plan if the sole purpose of the subdivision is to create a parcel for preservation of rare and endangered species habitat or other biotic

resources. Such subdivision shall not be deemed consistent with the land use plan unless the property owner agrees in writing that development on the subject parcel is limited to that necessary for and consistent with management of the preserve.

Policy LU-9a: ~~Unless allowed by Policy OSRC-1c,~~ Limit extensions of urban sewer services into any agricultural production area to parcels with a health or safety problem. Out-of-service-area agreements are the preferred method of extending service in such cases.

Policy LU-10a: Establish maximum densities and/or siting standards for development in designated Community Separators, Scenic Landscape Units, Scenic Corridors, Biotic Habitat Areas, Habitat Connectivity Corridors, and Riparian Corridors.

Policy LU-16x: ~~Further utilization of General Plan Policy OSRC-1c~~ **expansions or intensification of commercial uses (excluding the on-site restaurant)** is prohibited on the 9.98 acre commercial hotel/conference center site ~~on~~ (APN 058-040-054), ~~that~~ **which** includes approved entitlements for 80 guest rooms, one conference/multi-purpose building, one spa building, and related office and maintenance buildings approved under Use Permit (PLP 01-0018 and prior approvals of UP 10191). ~~Future expansions and/or intensification of commercial uses (excluding the on-site restaurant) on the subject 9.98 acre site shall be prohibited.~~

Objective LU-18.2: Limit new commercial and industrial development to the cities and the Urban Service Area of Penngrove, ~~except as authorized by Policy OSRC-1c of the Open Space and Resource Conservation Element.~~

3.7 Rohnert Park - Cotati and Environs

The Rohnert Park - Cotati Planning Area is located in central Sonoma County along the Highway 101 corridor and includes Rohnert Park, Cotati, and Penngrove. Sonoma Mountain forms a continuous backdrop visible from throughout the area.

This is the smallest of the nine planning areas, but has the highest population density and the highest portion of its population within incorporated cities. Extensive Rural Residential development is located south and west of Cotati, around Penngrove, and in the Sonoma Mountain foothills.

Most of the area's jobs are in retail sales and services in Rohnert Park and Cotati. Many area residents commute to work in Santa Rosa, Petaluma and the Bay Area. Livestock grazing and forage crops are the predominant type of agriculture in the rural areas, although vineyard acreage is increasing.

Population is projected to be 65,040 people by 2020, but only 5,040 people in the unincorporated area. Jobs are expected to increase due to added opportunities in the cities.

The voter approval of Urban Growth Boundaries for both Rohnert Park and Cotati ~~in recent years~~ has helped address the issues of City expansion into surrounding agricultural and community separator lands. However, development in these cities continues to have impacts upon rural and community residents in the unincorporated area.

EXHIBIT D – General Plan Agricultural Resources Element Text Amendments

Policy AR-2a: Apply agricultural land use categories based on the capability of the land to produce agricultural products. Unless allowed by ~~Policy OSRC-1e~~ and the Public Facilities and Services Element, limit extension of ~~urban sewer~~ services to these lands except by out-of-district agreement to solve a health and safety problem.*

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EXHIBIT E – General Plan Circulation and Transit Element Text Amendments

Policy CT-4g: In conjunction with the SCTA and Caltrans, designate and design freeways as divided, controlled access highways with grade separated intersections that carry large volumes of interurban, regional, and interstate traffic, and carry local traffic in urban areas. The following policies apply to designated freeways:

- (1) Work with Caltrans to address neighborhood and community compatibility where conflicts arise from Caltrans design standards.
- (2) Develop the planned additional travel lanes on Highway 101 to allow for HOV and transit use during peak commute periods.
- (3) Add new or improved interchanges or under/overpasses at the following locations along the Highway 101 freeway. New interchanges are indicated with (New):

E. Washington Street	Rainier Avenue or Corona Road (New)
Old Redwood Highway North (Petaluma)	W. Railroad Avenue
Wilfred Avenue (New)	Hearn Avenue
Bellevue Avenue (New)	Baker Avenue
Mendocino/Hopper Avenue	River Road
Airport Blvd.	Shiloh Road
Arata Lane (New)	Todd Road
Mill Street	Dry Creek Road
Fulton Road	

Add a new interchange on the Highway 12 Freeway at Fulton Road

(4) ~~“Until the expiration of Ordinance No. 5111R, any improvements to Highway 101 within the Petaluma/Novato Community Separator that are funded in whole or in part from appropriations from Sonoma County’s general fund shall not include any interchange or frontage road having a design capacity in excess of that necessary to serve local needs~~ **projected General Plan land use** but shall include bicycle lanes. ~~“Local needs” shall mean those needs necessary to serve both existing development and potential development allowed within the Petaluma/Novato Community Separator as of November 3, 1998. This provision shall also apply to any general plan that succeeds the 1989 Sonoma County General Plan.~~

(5) Consider additional traffic management actions such as ramp metering, auxiliary lanes, the Bay Area Traffic Operations System, and the Freeway Service Patrol.*

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EXHIBIT F – General Plan Public Facilities and Services Element Text Amendments

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence adopted by LAFCO or the Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

- (1) Where necessary to resolve a public health hazard resulting from existing development, or
- ~~(2) Where development authorized by policy OSRC-1c would result, unless LAFCO has adopted a "no annexation" policy, or~~
- ~~(3)~~ **(2)** Where appropriate to allow ***farmworker housing or*** an affordable housing project providing at least 20% of the units for ***exclusively*** lower income housing on properties adjoining urban service boundaries.*

Policy PF-1h: Avoid extension of public water service to a property that is outside of both the Urban Service Area and the water provider's sphere of influence ~~adopted by LAFCO~~ ***of the water provider***. Consider exceptions to this policy, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development such as failing wells or groundwater contamination, or
- ~~(2) Where development authorized by policy OSRC-1c would result, or~~
- ~~(3)~~ **(2)** Where water service is to be extended for a property which is located within a water district boundary in effect in November, 2003, or
- ~~(4)~~ **(3)** Where appropriate to allow ***farmworker housing or*** an affordable housing project providing at least 20% of the units for ***exclusively*** lower income housing on properties adjoining Urban Service Boundaries.*

Policy PF-1o: Ensure expansion of Urban Service Area boundaries do not include lands designated as Community Separator.

EXHIBIT G – General Plan Glossary Text Amendments

Community Separator: Rural open space and agricultural and resource lands around cities and unincorporated communities that maintain community identities, prevent sprawl, protect natural resources, and provide visual separation between cities and unincorporated communities. Community Separators are designated on the maps in the Open Space and Resource Conservation Element.

Lower-income Housing: Housing affordable to lower income households as defined in Section 50079.5 of the Health and Safety Code, as that section may be amended from time to time.